

**MINUTES**  
**WOODSTOCK PLAN COMMISSION**  
**City Hall Council Chambers**  
**June 17, 2021**

A regular meeting of the Woodstock Plan Commission was called to order at 7:00PM on Thursday, June 17, 2021, in the Council Chambers by Chairman Cody Sheriff. Chairman Sheriff described the procedures should members of the public wish to comment.

A roll call was taken.

**PLAN COMMISSION MEMBERS PRESENT:** Arturo Flores, Steve Gavers, Robert Horrell, Doreen Paluch, Richard Ryan, Jackie Speciale, and Chairman Cody Sheriff.

**PLAN COMMISSION MEMBERS ABSENT:** Rick Bellairs

**STAFF PRESENT:** Building and Zoning Director Joe Napolitano, City Planner Darrell Moore, City Attorney TJ Clifton, and City Clerk Cindy Smiley.

**APPROVAL OF AGENDA**

Motion by D. Paluch, second by R. Horrell, to approve the Agenda as presented.

A roll call vote was taken. Ayes: Flores, Gavers, Horrell, Paluch, Ryan, Speciale, and Chairman Sheriff. Nays: none. Abstentions: none. Absentees: Bellairs. Motion carried.

**ACCEPTANCE OF MINUTES**

Motion by D. Paluch, second by R. Ryan, to accept the minutes of the May 20, 2021, Plan Commission Meeting as presented.

A roll call vote was taken. Ayes: Flores, Gavers, Horrell, Paluch, Ryan, Speciale, and Chairman Sheriff. Nays: none. Abstentions: none. Absentees: Bellairs. Motion carried.

**1. PUBLIC COMMENTS**

There were no comments forthcoming from the public.

**2. NEW BUSINESS**

**a) Public Hearing – Special Use Permit for a Planned Unit Development to allow a Fourteen (14) Unit Duplex Development at 615 Brink Street, Brink Properties, LLC. Petitioner**

Chairman Sheriff stated this is a Public Hearing to consider a request for a Special Use Permit for a Planned Unit Development to allow a 14-unit duplex development at 615 Brink Street, Brink Properties, LLC Petitioner.

A roll call was taken to establish a quorum.

**PLAN COMMISSION MEMBERS PRESENT:** Arturo Flores, Steve Gavers, Robert Horrell, Doreen Paluch, Richard Ryan, Jackie Speciale, and Chairman Cody Sheriff.

**PLAN COMMISSION MEMBERS ABSENT:** Rick Bellairs

Chairman Sheriff noted the presence of a quorum and confirmed all required notifications were made.

The Public Hearing was opened at 7:02PM.

Petitioner Jacob Homuth, 12404 Cooney Drive, Woodstock, Illinois, was sworn in by Chairman Sheriff.

Having presented a conceptual plan of the proposed development at the last Commission meeting, Mr. Homuth stated he does not have much to add to that. He noted he has provided a landscape plan which includes one tree in the front yard of each unit. He stated there already is a streetlight at each corner noting the plan includes lighting for each home at the garage, front entrance, and patio or side entrance.

Mr. Homuth stated the plan for this development is to take an old junk yard site and make it a rental property of one- and two-story duplexes resulting in 14 rental units. Mr. Homuth stated environmental work has been completed noting there were four contaminated areas that had to be cleaned up. He stated they are working with the Woodstock Fire Rescue District to do a controlled burn of the existing structures on the property.

Mr. Homuth stated they would like to move forward with development this year. He stated the ranch units would feature age-in-place housing with features recommended by AARP describing this further and would be marketed to people who would age in place. He noted this would fit in with the existing neighborhood including two-stories with more square footage.

Chairman Sheriff requested a report from Staff.

Mr. Napolitano stated since the last meeting the petitioner has made some revisions including moving the buildings back to a 20-foot front yard setback which will accommodate a vehicle parked in a driveway. He stated as part of the PUD, the petitioner will be seeking a 20-ft. front yard setback. Noting the site is being developed as a whole, Mr. Napolitano stated the UDO requires a waiver from the zoning requirement to allow multiple buildings on a single zoning lot. He noted proposed units would be offered for rent, but would remain under common ownership.

Mr. Napolitano stated Staff is also recommended that some type of privacy wall or fence be placed between the adjacent patios.

Mr. Napolitano described the proposed drainage area. He stated the City Engineer is reviewing the plans submitted by the petitioner and noted if the request is recommended for approved, it should be subject to City Engineer approval. He stated there are many trees on the site and adjacent rights-of way, many of which are poor quality. He noted the petitioner was asked to take into account the existing trees and save what is possible. Mr. Napolitano stated they are placing sidewalk in the right-of-way which will require removal of a lot of vegetation to accommodate these and the driveways.

Mr. Napolitano stated the other issue is related to curb and gutter noting unless there is additional redevelopment in the area, the City would have to put curb and gutter in the rest of the development, so the request is not to put curb and gutter in keeping with what is in the area.

Mr. Napolitano stated Staff is satisfied the plan meets the Special Use criteria noting it is consistent with the area describing this further. He opined this will be an attractive development and will add to the property values in the area.

Chairman Sheriff opened the floor to Commission questions.

In response to a question from Commissioner Ryan, Mr. Napolitano confirmed sidewalks will be installed along the entire frontage of the development's property. He noted the Commission members received a letter at their places from a resident talking about pedestrian connections stating it is difficult to walk from this area to the Square. He again confirmed this development is required to put sidewalks in noting ultimately there may be more redevelopment in this area and sidewalks will be suggested for those also.

In response to a question from Commissioner Speciale, Mr. Homuth stated there are no plans to use the dwellings as Airbnbs. He noted they will be 12-month rentals describing the other rental properties his company has in the City.

Noting he has driven through the area and noted many poor-quality trees and trees are within the sidewalk right of way, Commissioner Gavers confirmed with Mr. Napolitano that these trees will be removed.

In response to a question from Commissioner Gavers concerning whether a restrictor will be required for stormwater, Mr. Napolitano stated the plans are under review by the City Engineer.

Commissioner Gavers stated this is a great idea to turn this forgotten area into a positive. He asked if the infrastructure is going to be able to handle these buildings and future development, Mr. Napolitano stated the engineer has looked at this on a preliminary basis and believes there is sufficient capacity. He stated future development is an unknown and cannot be addressed at this time. Noting this might spark future development, Councilman Gavers expressed concern about whether the infrastructure could handle that. Mr. Napolitano stated he cannot say 100% that it is adequate to support future growth. He noted this area was placed in the TIF District because the City saw it as an area that could be redeveloped stating the TIF could be used for infrastructure improvements.

In response to a question from Commissioner Horrell, Mr. Napolitano stated the Woodstock Fire Rescue District was sent the plan with no comments received from them. Commissioner Horrell expressed concern about the closeness of the units to one another and/or the fence on different properties. Mr. Napolitano confirmed the Fire Rescue District did not indicate any concern with this.

In response to a question from Commissioner Horrell, Mr. Homuth confirmed they will plant one tree per dwelling with the goal to save as many trees as possible and to plant a minimum of 14 trees.

In response to Commissioner Horrell's expressed concern about construction damage to the already poor streets, Mr. Napolitano stated in the past if streets are damaged, the City has required the developer to

make repairs noting it is likely they will be required to post a bond. Mr. Napolitano agreed with Commissioner Horrell's statement the net result will be as good or better roads than are in the area now.

In response to a question from Commissioner Horrell, Mr. Napolitano confirmed the Commission did look at conceptual plans for another development in this area which ultimately did not move forward.

In response to a question from Commissioner Flores, Mr. Homuth stated rents are estimated at between \$1100 and \$1300 depending upon finishes. He opined there is a strong need for rentals and the cost of them have come up.

In response to questions from Commissioner Paluch, Mr. Homuth confirmed the entire property will be managed and maintained by his company. Stating he has no problem with the requested fence or petition on the patios, Mr. Homuth stated they are going to try to position the patios with one on the side and one on the back if that is not possible. Mr. Homuth confirmed which units will be two stories.

There being no further questions from the Commission, Chairman Sheriff opened the floor to Public questions.

There being none, he opened the floor to Public Comment.

Darlene Gorski, 710 Brown Street, was sworn in by Chairman Sheriff.

Stating she has lived on Brown Street for more than 60 years, Ms. Gorski stated she has no objection to the proposed housing but expressed concern about the impact the project will have on drainage and the effect it will have on her home when 14 households are connected to the water and sewer system.

Ms. Gorski stated her property is the low point of the entire neighborhood which concerns her. She stated all water in her entire block drains to her property now, with the drainage reaching the back corner of her property. She gave some examples of what can happen, in her opinion, when the natural flow of drainage is changed noting what happened in the past when new owners of a neighboring property created a berm that forced drainage onto her property creating more water on her property. She stated at that time she contacted the City who reached a compromise with the homeowner to correct that situation noting there has not been a sizeable rainfall to test this recommendation.

Ms. Gorski stated she is very concerned that she will be in even more trouble as far as drainage with construction of this new development opining the impact of new construction carries on beyond the site. She asked that the following questions be carefully considered: Where will the surface water go? Will it go to old storm sewers? Will it go to Raintree Park? If so, can Raintree Park hold the additional water, noting it has overflowed in the past?

Ms. Gorski also expressed concern about sewer back-ups asking whether the old sewer lines can accommodate 14 new households.

She asked the Commission to consider this new development and its effects very carefully. She asked the following questions: Is there any plan on file about the grading around the duplexes and will an engineer supervise the grading and drainage pattern? Is there a concrete plan on file of where the water will be

channeled? Have studies been done on the sewer and water lines? Stating all drainage above her could end up in her back yard, she asked what the plan is to avoid this?

Joe Weyland, 672 Brink Street, was sworn in by Chairman Sheriff.

Stated he is speaking on behalf of the people in the neighborhood, Mr. Weyland opined their neighborhood has been forgotten. He asked the Commission to consider the letter sent to them by Chelsi Burger. He noted there is no stop sign at Brown and Smith, stating it is a loop where everything leads back to Brown with no outlet to anything other than residences. Noting there are children and dogs in the area, he requested that "No Outlet" signs be placed in the neighborhood.

Mr. Weyland stated it is a great opportunity to have the units being constructed and great they are putting in the sidewalks. He stated there are no other sidewalks there opining this needs to be addressed.

Ms. Gorski talked about the traffic that comes into the neighborhood from Rt. 47 via the drive by Aldi opining this might be altered with the Rt. 47 improvements. She also opined there may be development on the old Hornsby site opining this could also affect area drainage and strain Raintree Park.

Mr. Homuth stated he is not an engineer, but they have been working with the engineer who will follow all City ordinances. He stated he would love to put in more sidewalks but knows this is not feasible. He stated they will move forward with the detention pond which will follow all City ordinances. Mr. Homuth stated he is aware of the drainage as he already owns a duplex across from the development site. He stated all stormwater will be held on site and slowly released.

Mr. Napolitano stated when new development occurs the rate of water leaving the property should not be increased. He noted adding impervious surfaces affects the water which must go somewhere which is why a retention pond is required. He stated it is not supposed to change the volume of water that is leaving the site. Mr. Napolitano stated the City has professionals on Staff to make sure the developer complies with all City codes and ordinances.

Noting Mr. Napolitano mentioned a detention pond, not a retention pond, Ms. Gorski asked where the water that is released will go. Commissioner Sheriff stated the direction of the flow of water cannot be blocked noting it will need to flow in the direction it naturally flows. He opined this should not affect Ms. Gorski who stated she would like to see a plan to be sure.

Commissioner Horrell stated the plan shows an underground pipe out of the pond going to the north into an existing storm sewer that runs to the east. Ms. Gorski stated that answers her question.

Chairman Sheriff opened the floor for Commission discussion.

Noting there are currently few neighbors, Commissioner Speciale asked if the developer is planning to change the views and consider screening for privacy in case of new neighbors. Mr. Homuth stated the goal is to preserve as much as possible and add to it noting people enjoy the pretty atmosphere in the neighborhood. He stated he also wants to give new residents privacy as well. In response to a question from Commissioner Speciale, Mr. Homuth stated he has spoken with one neighbor who has no objections.

Noting the area has been an eyesore, Mr. Homuth opined the development will improve the area and increase the property tax base.

There were no further comments from Commissioner Gavers or Flores.

In response to a question from Commissioner Horrell, Mr. Napolitano stated Staff will keep an eye on 708 Brown Street so no water gets diverted and will also look into No Outlet signs to help guide traffic.

Commissioner Paluch thanked Mr. Homuth for all the work he has put into making a positive impact on a blighted area opining the product is attractive to renters and expressing hope the property is maintained in the same manner. Concerning the proposed fences between the patios, Commissioner Paluch stated she has seen neighborhoods with these and feels they do not have much impact. She also noted she has lived in duplexes and this is where neighbors gather. She stated she is not in agreement with this recommendation from Staff noting she supported Mr. Homuth's comments about altering the location of the patios. Commissioner Paluch expressed agreement with Staff regarding the Special Use criteria and her belief this project meets the criteria noting for these reasons she will be supporting the request.

Chairman Sheriff stated he also agrees the Special Use criteria have been met.

Motion by D. Paluch, second by J. Speciale, to recommend approval of a Special Use Permit to allow a Planned Unit Development for 14 units in 7 buildings at 615 Brink Street in accordance with the plans submitted and subject to the following conditions:

- 1) Existing trees on the site greater than 6" caliper shall be preserved to the greatest extent possible;
- 2) Curb and gutter shall not be required; and
- 3) Approval of engineering/stormwater management plans by the City Engineer,

stating the requests meets approval criteria listed in Section 4.4.7 of the Unified Development Ordinance, in accordance with the findings included in the Staff Report.

In response to a question from Chairman Sheriff, Mr. Napolitano stated the petitioner could still select to put the divider fences on the patios, noting he is also look at other alternatives.

A roll call vote was taken. Ayes: Flores, Gavers, Horrell, Paluch, Ryan, Speciale, and Chairman Sheriff. Nays: none. Abstentions: none. Absentees: Bellairs. Motion carried.

The Public Hearing was closed at 7:55PM.

### **3. OLD BUSINESS**

There was no Old Business.

### **4. DISCUSSION**

Update: Collie Flower Farm Screening

Mr. Napolitano stated the parties involved have reached an agreement for screening, so no further review is needed by the Commission.

### Other Discussion Items

Noting one of the conditions for approval of the car wash on Rt. 14 was landscaping with additional arbor vitae at the base of the signpost, Commissioner Horrell asked for an update. Mr. Napolitano stated Staff will follow up on this.

In response to a question from Commissioner Horrell, Mr. Napolitano stated the Plan Commission's name will remain the same rather than changing to Planning and Zoning Commission.

Chairman Sheriff updated the Commission on the County's Bike/Pedestrian connection Plan noting currently Public Comment is available. He stated he will forward information to Mr. Napolitano should any Commissioner wish to comment.

Mr. Napolitano reminded the Commission the City has been talking about a new path in the area through Raintree Park. He indicated that the City did not receive the grant to assist with this and will reapply again next year as one of the City's desires is to connect Rt. 47 to Downtown. Staff stated the grant was given to an applicant that was further along with engineer and ready to go.

Mr. Napolitano informed the Commission the City has approved the plans for the new Aldi and expects construction to begin soon. He noted the new Jersey Mike's Sub Shop is getting ready to submit plans for its build out. The City approved occupancy for the Woodstock Square building noting all units have been rented. Staff has spoken with representatives from Pancor opining they are close to having the TIF agreement ready so they may move forward soon.

In response to a question from Commissioner Gavers, Mr. Napolitano stated work is progressing on the former downtown Harris bank building noting the owner has plans for an entertainment venue.

In response to a question from Commissioner Horrell, Mr. Napolitano stated the petitioner with the request for expansion of the building at Clay and Newell has not appeared before the City Council as he is re-evaluating his options.

In response to a question from Chairman Sheriff concerning the roundabout at the five-way, Mr. Napolitano stated the variation was approved by the City Council. He noted the City is still looking at property acquisition for this process. Construction should start with for the next construction season.

### **5. ADJOURN**

Motion by D. Paluch, second by S. Gavers to adjourn this meeting of the Plan Commission to the next regular meeting at 7:00PM on Thursday, July 22, 2021. Ayes: Flores, Gavers, Horrell, Paluch, Ryan, Speciale, and Chairman Sheriff. Nays: none. Abstentions: none. Absentees: Bellairs. Motion carried.

The meeting was adjourned at 9:40PM.

Respectfully submitted.

Cindy Smiley,  
City Clerk